



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1802, 1814, 1818 Packers Avenue and 2102 Schlimgen Avenue
Application Type: New Multi-Family Development in UDD No. 4 – Initial/Final Approval is Requested
Legistar File ID # [60620](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kevin Burow, Knothe & Bruce Architects, LLC/Alf G. McConnell, Liberty Mortgage and Development Company

Project Description: The applicant is seeking initial/final approval to create a four-story, multi-family building with 71 apartments using Low-Income Housing Tax Credits. The site will be rezoned from TR-C4 to NMX. A small commercial space will front Packers Avenue; 58 underground parking stalls and 44 surface parking stalls will be provided.

Project Schedule:

- The Plan Commission is scheduled to review the conditional use on July 27, 2020.
- The Common Council is scheduled to review the conditional use on August 4, 2020.

Approval Standards:

The UDC is an **approving body** on this request. The site is located in Urban Design District 4 (“UDD 4”), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(11). The UDC is an **advisory body** to the Plan Commission regarding the conditional use aspects of the proposed development.

Summary of Design Considerations and Recommendations

Staff recommends that the UDC review and comment based on the specific Guidelines and Standards of UDD 4, and works within the area context.

UDD 4 design considerations:

- Parking screened from view and located on side or rear of building.
- Exterior materials shall be low maintenance and harmonious with other buildings in the area.
- Mechanical elements mounted on roof or ground shall be screened from view.
- Structures should be designed to be compatible with the structures adjacent to them.
- Large unbroken exterior facades should be avoided.
- Though Signs part of a separate application/approval process, but signable areas should be shown.
- Consider also landscaping and lighting.

In regards to the UDC’s advisory role for conditional uses, staff does not have specific comments related to the design guidelines, but requests that the UDC consider those and the general conditional standard that applies to all conditional uses: *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.*